

RAJHANS

Elita

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3 & 4 BHK OPULENCE APARTMENTS



NIGHT VIEW

IS BORN OUT OF
PASSION

Passion to create awe-inspiring life spaces that is second to none. Because, it takes much more than world class resources to create a magnificent master piece that exudes glory of life.

Passion

BESPEAKS EMINENCE

Marked with supremacy, it is crafted to complement the majestic prominence and stately splendour of the inmates. And, it stands high to dazzle the world as does your persona.



ATTRACTIVELY DESIGNED FOYER



ELEGANT ELEVATION

INCULCATES SENSE OF PRIDE

A superbly elegant architecture elevated in the niche surroundings flaunt the grandeur of open spaces, tranquility and beauty that's distinguished by every means. When it's designed for the choicest few, it ought to make one feel PROUD.



MAKES A CAPTIVATING DIFFERENCE

The high degree of élan and sophistication, chic visual appeal and smart aesthetic sense of design and development is intended to enchant everyone with your prized possession.



FINE LIVING ROOM



AERIAL VIEW

AWES THE BEHOLDERS

Where art, science and philosophy amalgamate to produce a world class dwelling, there's no surprise that supreme excellence prevails in its structural and architectural form. Thus giving shape to truly international standard structure that not many might have seen.



OOZES BLISSFUL
LIVING...

Where every rising day brings eternal joy of togetherness.
Where one can feel happiness all over in the air. Where each
little thing is reflection of one's dream. Is that the blessings
embedded in the abode? Yes, it is.



SPACIOUS DINING AREA



CENTRAL GARDEN

FOSTERS SIMPLE PLEASURES OF LIFE

Sans confines, it gives everyone their own space to indulge in the joy of freedom and leisure amid the luxury of open environs. Because, we understand simple pleasures still hold a dear place in everybody's life.



HAS THE CHARM OF THE
CONTEMPORARY

At the heart of the home! Where juxtaposition of creativity and practicability, adorned with modern aesthetics, plays a central role in designing the space that's central to family life.



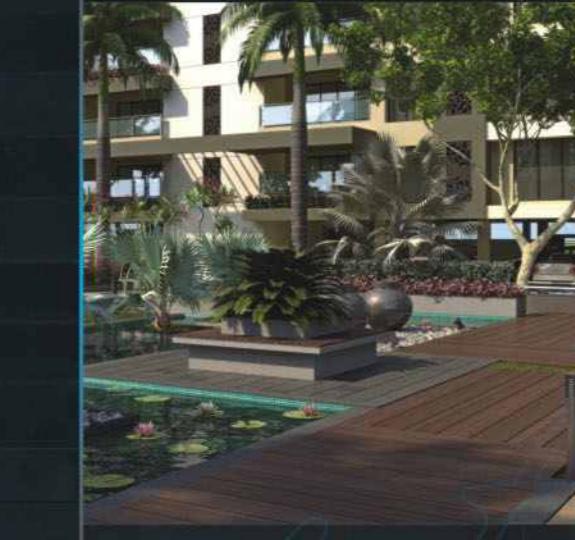
WELL-LIT KITCHEN



FOUNTAINS & GARDEN

SPELLS SERENITY

Nothing is as calm as the silent waters and as refreshing as the cool breeze that plays serene harmony along its way. Rejoice the caress of this harmony as you spend some time in the company of the duo.



Serenity

CREATES AN AURA OF
ROMANCE

ROMANCE

Call your day off in the coziness of your very private corner
where all the stress melts in the aura of romance that
surrounds your king-size chamber.



LUXURIOUS BEDROOM



INTERNAL AMBIENCE

SETS STANDARDS SKY HIGH

The imposing plush living environment speaks of the rich taste and status of the people living in. And the international ambience shall make one reminisce the upscale lifestyle prevalent in foreign countries.



IS THE EXPRESSION OF
UTOPIA

What can be more beautiful and refreshing leisurely weekend than to be in the company of loved ones and the freshness of foliage and flowers! Pull out your coffee table at your choice of garden to experience bungalow ambience any pleasant day.



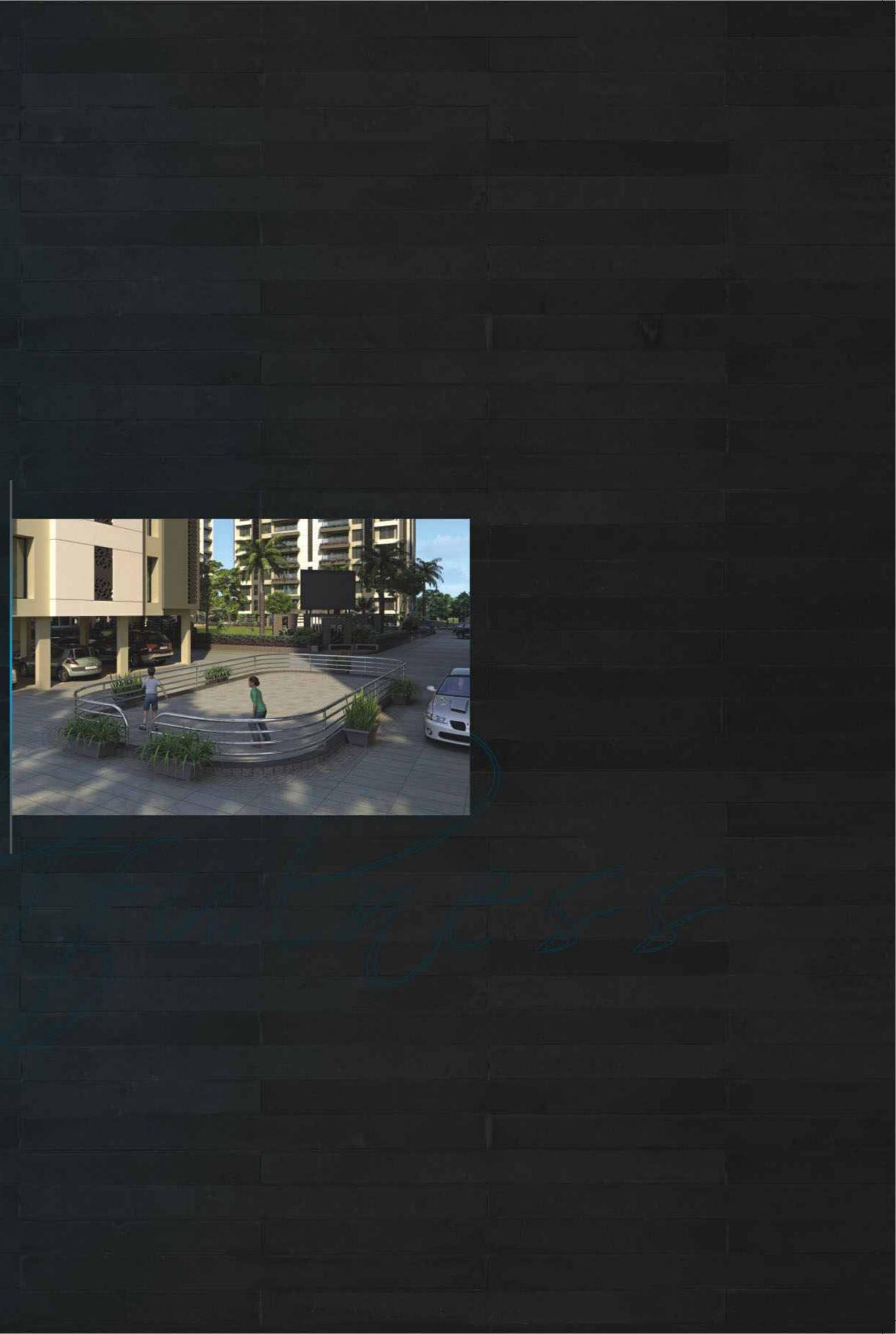
WELL LANDSCAPED GARDENS



KIDS' PLAY AREA

ILLUSTRATES THOUGHTFULNESS

With the evolving modern homing requirements, this contemporary architecture is thoughtfully planned with intelligent design focus. Sensitive to the needs of its inmates and their family, it is the beautiful example of efficient space utilization.



CATCHES YOUR
M O O D

That's why it calls you to nestle in your favorite corner where
you enjoy a lovely companionship with your loved ones.
While, a cup of coffee shall be a good reason to extend your
relaxing times cherishing the view of the river outside!



RIVERSIDE VIEW



TENNIS COURT

ENSURES AMPLE SPACE

Inspired by the human desire for space, the ample open spaces are carefully designated in the layout that encompasses the wide walkways, driveways and the recreational sports arena. This sure represents our aim to enrich your day-to-day living experience.



SUBSTANTIATES HEALTHY LIFE

Access to the ultra-modern, up-market health club to maintain your health regime was an inevitable part of the planned development. So that you can unwind, lose the stress of busy life and stay as fit & young as your heart.



WELL EQUIPPED HEALTH CLUB

ENTAILS LUXURIANT
INDULGENCE



While you unfold the fun as you choose to go gaming in the company of friends, family and co-inmates, in an indeed luxurious way! Plethora of recreational indoor game options awaits you to enhance your pleasure of leisure.

CLUB HOUSE



SEAT OUTS

STATES MAJESTIC SUPERIORITY

With towering presence embracing the skyline of the city and the graceful spatial attributes, its majestic persona intimidates the entire neighborhood stretched in all four directions and beyond.





GRAND POOL

DEFINES THE SPIRIT OF **HIGHNESS**

From dawn to dusk, it's the view of the world immersed in grandeur of riches. Where impressions of refinement and uber-luxurious ambience peeks through every nook and corner of the space.



INDUCES
TRANCE

fragrance

Soft fragrance of lilac in the air, the twilight glow around
and beauty of the soulful surroundings to accompany
you... it sets a perfect atmosphere for a beautiful evening
that takes you in the trance of eternal delight.



MULTI UTILITY CONVENTION HALL

BASEMENT LAYOUT PLAN



PARKING LAYOUT PLAN



TYPICAL LAYOUT PLAN



AMENITIES



- AMENITIES
- 01 Grand entrance
 - 02 Landscape Divider
 - 03 Multi Entry Exit for Underground Parking
 - 04 Landscape Garden of 50000 sft
 - 05 Sand Pit for Children park
 - 06 Cycling track
 - 07 Central Garden Entrance
 - 08 Water Bodies
 - 09 Kids Play Area
 - 10 Kids Game Zone
 - 11 Car Wash Area
 - 12 Yoga/Meditation/Aerobic area
 - 13 School bus pickup stand
 - 14 Stunning Crafted Sculpture
 - 15 Lily pond
 - 16 Children Park
 - 17 Skating Ring
 - 18 Senior Citizen Seat Out
 - 19 Gazebo
 - 20 Jogging Track
 - 21 women Seating
 - 22 Fountain wall Cascade
 - 23 Lotus Pond
 - 24 Paved walkway
 - 25 Air Hockey
 - 26 Revitalizing Water Bodies
 - 27 Deck Seating
 - 28 Victoria's Cricket Pitch
 - 29 Spirited Volley Ball
 - 30 Contemporary Tennis Court
 - 31 Winners Badminton Court
 - 32 Cinema Screen And Stage
 - 33 Entrance Foyer
 - 34 Aroma Garden
 - 35 Splash Pool And Rain Dance
 - 36 Club House
 - 37 Waiting Reception
 - 38 Indoor Game Room
 - 39 Health Club
 - 40 Library
 - 41 Community Party Hall
 - 42 Beauty Saloon
 - 43 Steam Sauna Jacuzzi
 - 44 Changing Room Toilet
 - 45 Ceremonial Banquet Hall
 - 46 Card Carom Chess
 - 47 Pool Billiards

4 BHK

1st TO 11th FLOOR PLAN



3 BHK

12th FLOOR PLAN



4 BHK

1st TO 11th FLOOR PLAN



BLOCK - C & E

3 BHK

12th FLOOR PLAN



BLOCK - C & E

4 BHK

1st TO 11th FLOOR PLAN



BLOCK - D & I

3 BHK

12th FLOOR PLAN



BLOCK - D & I

4 BHK

1st TO 11th FLOOR PLAN



BLOCK - H & J

3 BHK

12th FLOOR PLAN



BLOCK - H & J



LEGEND FEATURES

- Split ACs in all Bedrooms
- Main Door – Figure touch locking systems & Video Phone
- Intercom Facilities
- Gujarat Gas Line
- Water Purifier
- Safety M.S Grills*

APARTMENT SPECIFICATIONS

FLOORING:

- Italian marble flooring in living & dinning room, 1mtr x 1mtr granamite in all bedrooms and Wooden flooring in master bedroom

KITCHEN:

- "L" shaped black granite platform with S.S. Sink having drain board Kitchen platform with Granite top with double bowl sink
- Kitchen lintel level with decorative tiles dado

STORE:

- Granite racks and dado with standard quality tiles

BATH-ROOM:

- Deluxe Bath fittings by excellent series of single level divertor
- Designer granamite tiles in dado & floor
- Wall hung closet with seat cover
- Wall hung wash basin with half pedestal

DOOR:

- Decorative main door
- Wooden/Granite frame for all doors
- Waterproof pinewood flush doors with Sal wood Frame in-house & brass hardware fittings.

WINDOWS:

- Powder coated Aluminium windows with tinted glass
- Well polished black granite
- Granite at all window sills

ENAMEL:

- Well finished putty on internal walls
- Texture on external wall with acrylic water proof paint
- Acrylic colour in common areas

ELECTRIFICATION:

- Modular switches
- Complete copper wiring
- M. C. B in individual flat for safety
- Automatic generator C.O. switch for individual flat
- High ampere special electric point for freeze, oven, mixer, R.O. plant, floor mill & washing machine.
- Special points for TV, Internet, Telephone & U.S.B Port

PLUMBING:

- I.S.I brand CPVC & UPVC plumbing & drainage piping
- Flat-wise central plumbing system for hot water
- Separate plumbing for last three floors for high water pressure



CLUB HOUSE VIEW

SALIENT FEATURES

- RCC frame structure design considering Earthquake
- 10 Highrise buildings
- 12 stories buildings
- 10 feet height for each flats
- 2 flats on each floor for 4 BHK and 4 flats on 3 BHK
- 3 car allotment for 4 BHK and 2 cars for 3 BHK
- 52 feet distance between 2 buildings
- 70% open space at ground
- 3 side road
- 3 sides open flats
- 3 entrance gates
- Pressure Pump for Better Water Supply
- Generator facility for local lighting plus sufficient point in flats
- Waterproofing Terrace along with China mosaic/ tiles flooring
- Building with two coat outer plaster
- Texture on outer wall of building for weather protection
- Two coat of Colour from ICI Or Equivalent make
- 2 Elevators/Lift of Standard company
- SMC Water Supply
- Grand Entrance Gate with landscaping
- Antitermite treatment in buildings as well as in basement
- UnderGround AND Over Head Water tank
- Drainage line with Adequate Manholes
- Strom water drain line
- RCC /Paver Block in parking area
- 25 feet wide entry as well as exit
- Parking shed for Cars
- Sufficient Street light in campus

FUNDAMENTAL FEATURES

TITLE

- Loanable clear title
- Registered sale deed for individual members
- Building Use Certificate • Airport & Fire N.O.C • Lift Licence

FIRE SAFETY

- Fire safety provision as per authority Norms

CONSTRUCTION QUALITY

- Construction work as per I.S. code maintaining high standard in quality and preciseness in building construction through qualified and dedicated team.

STRUCTURAL DESIGN

- Considering last earth quake

Disclaimer

- Any amendments in rules & regulation by any authority will be bound to all members • All expenses of legal document, G.E.B, extra stamp duty [if any], service tax, VAT [if applicable], society maintenance, SMC tax will be borne by members. • External & internal changes shall not be allowed • Before possession, execution of sale deed is compulsory • Members are bound to pay instalments regularly & irregularity in payment may cause cancellation of booking • Developers reserves right of any changes in the scheme & it shall be bound to all members • This brochure is only for private circulation for general information to the member & shall not form a part of any agreement. It can be changed without prior notice

